

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

595 KING STREET WEST MELBOURNE VIC 3003

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,900,000

&

\$2,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,197,500

Property type

House

Suburb

West Melbourne

Period-from

01 Jun 2020

to

31 May 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

Date of sale

94 RODEN STREET WEST MELBOURNE VIC 3003	\$2,053,000	27-Mar-21
78 RODEN STREET WEST MELBOURNE VIC 3003		13-Mar-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 30 June 2021



94 RODEN STREET WEST MELBOURNE VIC 3003

4 2 1

Sold Price ^{RS} **\$2,053,000** Sold Date **27-Mar-21**

Distance **0.2km**



78 RODEN STREET WEST MELBOURNE VIC 3003

4 1 1

Sold Price ^{RS} Sold Date **13-Mar-21**

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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